

LAND USE



WHAT YOU WILL FIND IN THIS CHAPTER

- ► A description of Covington's current land uses.
- ► A discussion of development trends.
- ► A plan for future land use and areas where new development is being directed.
- ► Goals and polices that guide the character and intensity of land use within Covington.

PURPOSE

This Element guides future land use on both public and private property within Covington's planning area, comprised of the city limits and its assigned Potential Annexation Area (PAA) within the King County Urban Growth Area (UGA). The element plans for the community's rising needs for residential, employment, recreation, and other land uses. The element accommodates expected growth that is the basis for investments in transportation, capital facilities, and utilities.

This element promotes compact and well-designed neighborhoods that are served by effective public facilities, that protect environmental and cultural resources, and that provide new opportunities for



Wooded lands, Lakepointe Urban Village Property. Source: The Watershed Company 2013



Covington Farm.

Source: Studio Cascade 2014



Example of Covington Home.

Source: Coldwell Banker 2015

residents and businesses to locate in Covington to achieve the community's vision of an unmatched quality of life. Covington's proposed land use plan and policies also help the City grow in harmony with the goals of the Growth Management Act (GMA), Puget Sound Regional Council (PSRC) VISION 2040's regional growth strategy, and King County's Countywide Planning Policies.

LAND USE ISSUES AND TRENDS

CONDITIONS AND TRENDS

History

Prior to European settlement, the Stkamish, Smulkamis, and Skopamish people inhabited the Covington area. Eventually these tribes, together with other tribes along the White and Green Rivers, were resettled on the Muckleshoot Reservation, named for the prairie on which the reservation was established. (Kershner, 2013; Tribe, 2015)

Covington was originally known for lumber mills on Jenkins and Soos Creeks, and a place where irrigated berry farms and dairies were successful. As with other places in King County following World War II, the community grew from a rural farming community into a suburb. (Kershner, 2013)

In 1992, Covington was designated as an Urban Activity Center by King County. Eventually the community advocated for incorporation, and Covington became a fullfledged city in 1997.

Current Land Uses

Covington's current land use pattern is dominated by single family residential, parks and schools, and commercial uses. See Exhibit LU-1 for the current distribution and Exhibit LU-3 for a map.

Current and Future Population, Housing, and Jobs

Covington has grown since its incorporation from a population of 12,900 in 1998 to 18,520 in 2015. See Exhibit LU-2. This growth reflects Covington's attraction as a residential community with middle income home-buying opportunities.

WHAT DOES IT MEAN?

Covington has traditionally been a bedroom community with modern and well-kept single family neighborhoods interspersed with parks, open space, and schools. Commercial retail and medical services have also burgeoned along suburban arterial corridors to serve Covington and surrounding areas in southeast King County.

Covington is a more mature community since its settlement with farms and rapid suburban growth between the 1960s and 2000s. Covington grew more rapidly than the County between 2000 and 2010, and its pace moderated between 2010 and 2015. Still, based on market studies Covington is poised to grow its population by 50% and its jobs by 78% over the next 20 years.

To maintain the quality of single family neighborhoods and to help protect environmentally sensitive areas, Covington has identified areas of focused growth in its Town Center with its Downtown area. There the City intends to facilitate compact mid-rise mixed-use residential, and commercial developments with gathering spaces and gridded streets. Secondarily, the Lakepointe Urban Village Subarea will offer an urban village with both regional and local commercial opportunities as well as mixed-use retail and multifamily, townhomes, and single family homes.

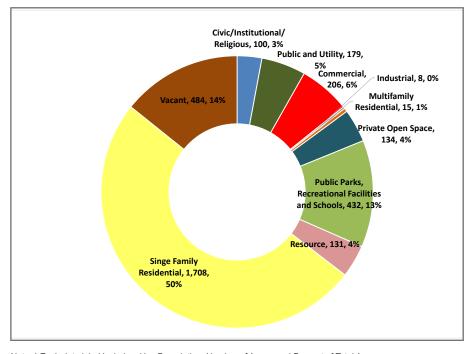


Exhibit LU-1. Existing Land Use Shares*

 ${\it Note: {\tt *Each \ data \ label \ includes: Use \ Description, \ Number \ of \ Acres, \ and \ Percent \ of \ Total \ Acres.}}$

Source: King County Assessor, 2015; City of Covington, 2015

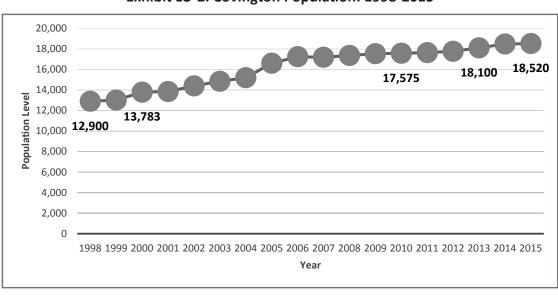


Exhibit LU-2. Covington Population: 1998-2015

Source: State Office of Financial Management, 2015

Maple Valley 0.5 Single Family Residential Vacant Public Parks, Recreational Facilities and Schools Public Facilities and Utilities Multifamily Residential Private Open Space Industrial Civic/Institutional/Religious Present Use Classifications Unincorporated UGA Incorporated Cities Cities and UGAs Covington Kent

Exhibit LU-3. Existing Land Use Map

Source: King County GIS Center, 2015; City of Covington, 2015

The City experienced a compound annual growth rate of 2.5% between 2000 and 2010, slowing to 0.5% between 2010 and 2015. Covington's growth rate was higher than King County's compound annual growth rate of 1.4% between 2000 and 2010, and is similar now to the County's rate of 0.6% between 2010 and 2015.

Covington also realized strong employment growth from 2003 to 2013. See Exhibit LU-4. Local-serving industries such as services, retail, and government/education make up the largest share of the City's employment base. Retail sector employment has grown the most and the fastest from 2003 to 2013.

Covington is forecast to grow nearly 50% to approximately 27,645 residents by 2035. See Exhibit LU-5. Currently, there are approximately 6,374 dwellings (OFM 2015) and most are occupied with 5,957 households (ACS 2013). Based on a market demand study (BERK 2012), it is anticipated that there will be 3,920 added dwellings. This will result in a total of 9,826 households and 10,294 dwellings by 2035.

The City has a solid base of jobs, largely retail and service oriented, equaling 4,753 jobs. (ESD, 2013). Based on a market analysis (BERK, 2012), the City would add over 1.6 million square feet of commercial space by 2035, which would support over 3,700 jobs. That would mean a total of 8,459 jobs by 2035. See Exhibit LU-5. The Economic Development Element discusses jobs and the economic outlook in more detail.

5,000 Manufacturing 4,500 4,000 FIRE 3,500 ■ WTU 3,000 ■ Const/Res 2,500 2,000 Government/ Education 1,500 ■ Retail 1,000 Services 500

2007

2008

Exhibit LU-4. Total Covered Employment, 2000-2013 (Jobs in Thousands by Year)

Source: Puget Sound Regional Council, 2000-2013

Note: FIRE (Finance, Insurance, and Real Estate), WTU (Warehousing, Transportation, and Utilities)

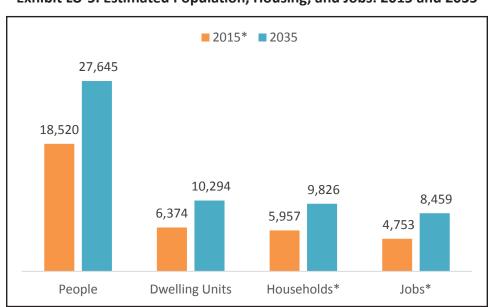


Exhibit LU-5. Estimated Population, Housing, and Jobs: 2015 and 2035

2020

2011

2009

Source: OFM 2015, ACS 2013; ESD 2013, BERK, 2015

Note: * Households and Jobs are 2013 estimates.



KEY TERMS

- ► Growth Target: A target is the
 City's assigned share of housing
 and employment growth for the
 period 2012-2035 consistent
 with the King County Countywide
 Planning Policies. The City must
 demonstrate its Comprehensive
 Plan at least accommodates its
 growth target.
- ▶ Capacity: Capacity illustrates whether the City has sufficient developable land free of constraints and zoned at urban densities to accommodate assigned growth targets. The City's capacity is measured every five years in the King County Buildable Lands Report.

CHALLENGES AND OPPORTUNITIES

Planning for growth that is expected to surpass growth targets.

The City is required to show in its Comprehensive Plan how it will accommodate its fair share of growth. The City has surplus capacity to accommodate its housing and jobs targets. See Exhibit LU-6.

The City must, at a minimum, accommodate and plan for its King County issued growth targets. In 2012, the City commissioned a market study, which shows robust growth that exceeded its growth targets but was less than capacity (as measured in 2012 and in 2015 for the Comprehensive Plan Update). See Exhibit LU-7. If the City were to plan for its remaining growth target, it may "under plan" for the infrastructure and services needed to support the community's desired levels of service. If the City were to plan for its growth capacity it may "over plan" and service providers and the City might invest scare resources in infrastructure and services that are not yet needed.

The City is basing its Comprehensive Plan Update on the market demand study that not only accounts for the City's growth targets, but also the likely level of growth in order to plan for capital facilities, utilities, and services that will help maintain Covington's quality of life.

The Regional Growth Strategy in VISION 2040 sets out growth figures for the four county region and for counties. City-specific allocations are not included in VISION 2040. However, Covington is considered a Small City and, along with other Small Cities, are not seen as having as great a share of growth as other categories of cities.

Exhibit LU-6. King County Targets and Covington Capacity: 2012-2035

Targets and Capacity		Housing	Jobs
Housing Growth Target (2006-2031)		1,470	1,320
Permits 2006-2012 (issued/finaled)	-	163	1,148
Remaining Target 2012-2031	=	1,307	172
Extended Target 2031-2035	+	235	211
Remaining Target 2012-2035	=	1,542	383
Pending Development 2012, updated	+	622	514
Lakepointe Urban Village Capacity**	+	1,500	1,889
Parcel Capacity 2012, updated 2015	+	2,164	2,093
Total Capacity	=	4,286	4,496
Capacity Surplus (Deficit) versus Target		2,744	4,113

Source: City of Covington; BERK Consulting 2015

Note: Based on the Hawk Property Planned Action EIS and the Hawk Property Subarea Plan (Ord 01-14)

Sources: City of Covington and BERK Consulting 2015

Exhibit LU-7. King County Growth Targets, Market Demand, and Covington Land Capacity



Source: BERK Consulting, 2015

Yet, the City has had market interest and demand and there is unavoidable growth as seen in the already permitted pending development and the approved Lakepointe Urban Village – a planned development authorized with the Hawk Property Planned Action Ordinance. The City will exceed its jobs target just with pending development. With both pending development and the Lakepointe Urban Village, the City will exceed its housing target.

In sum, the City has chosen to plan efficiently within its city limits and newly annexed Lakepointe area in a compact mixed use pattern consistent with Growth Management Act (GMA) goals, VISION 2040 policies, and the Covington framework goals. The City will also work with King County to update its growth target in light of its local circumstances in future plan update cycles.

Promoting Covington as a hub for medical services and family wage jobs.

Covington now contains an urgent care facility, and is becoming a hub for medical services in the southeast King County area. A hospital is planned.

Continuing to attract professional services, medical services, and other jobs that have the potential to support living wages is important to the City's overall economic development goals and would promote sustainable living by helping reduce single occupancy vehicle driving.

Protecting and improving Covington's existing single family neighborhoods while encouraging vibrant mixeduse development.

The predominant land use within Covington's city limits is single family residential. While this will remain Covington's predominant land use, there is limited vacant land left to develop for single family residential uses. Covington's population is growing and changing, with more senior citizens and with households that are costburdened, meaning they are spending more than 30% of their income on housing and utilities and earning below the County median income. Thus, Covington is in need of greater housing variety such as townhomes and mixed-use residential, as noted in the Housing Element.

Similarly with Covington striving to become a commercial, professional, and medical services hub for southeast King County, more jobs are expected, and the City's suburban commercial areas are expected to experience new development and redevelopment over the next 20 years.

The City is actively planning for well-designed, high quality mixed-use development focused in the Town Center zone and within portions of the Lakepointe Urban Village.



Exhibit LU-8. Covington Downtown Aerial

Source: Google Earth, 2015





Covington Commercial Center.

Source: commercial-development.com 2015



Covington, Medical Uses
Source: Studio Cascade 2014

By focusing most growth in these two areas, the City can maintain the quality and character of existing residential neighborhoods while meeting the community's changing needs for housing variety and offering more pedestrian amenities, public gathering spaces, and gridded streets. New development, whether it locates in the downtown, the Lakepointe Urban Village or within the community's established neighborhoods, must be compatible with its surroundings and enhance Covington's community identity and the character of the neighborhood in which it is located.

Downtown and Town Center

Covington's Downtown area is presently in a low rise development pattern, with commercial shopping centers predominating. See Exhibit LU-8 on prior page.

In 2009, Covington completed a Downtown Plan and zoning study to set a new course and vision for the community. The plan addresses core economic development and land use goals:

- Identify a new town center site
- Make strategic town center investments
- Improve vehicular linkages
- Develop a parking study
- Provide greater pedestrian connections
- Establish new street and building design standards
- Consider and support Covington as a regional transportation focal point

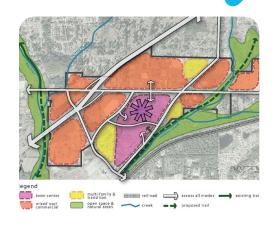
The proposed land use pattern is based on a dense, pedestrian-friendly core surrounded by several districts:

The future downtown area should consist of a central Town Center District developed around a central civic plaza and open space, a new City Hall and/or other community facilities, and a public parking facility/transit center. Surrounding this Town Center core should be other Mixed Commercial and/or General Commercial

districts permitting a wide variety of retail, residential, office, service, and public uses. Surrounding the retail, residential, office, service and public uses should be a less intensive Mixed Housing and Office district with a variety of housing and office uses at various levels of density and height. These four inter-related but discreet land use districts are described below. They are (a) Town Center; (b) Mixed Commercial; (c) Mixed Housing and Office; and (d) General Commercial.

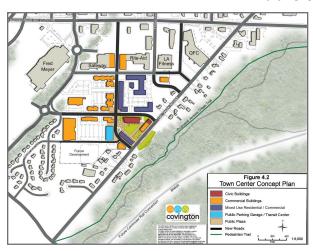
Downtown Vision

The vision is to create a dynamic Town Center that includes retail, office, residential, and communal gathering spaces, and provides for development-friendly zoning and transportation requirements as well as improved surrounding areas. See Exhibit LU-9.



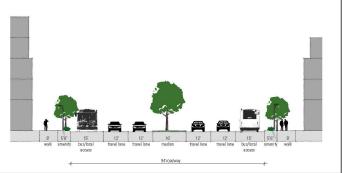
Covington Downtown Land Use Concept
Source: Covington Downtown Plan and Zoning Study, 2009

Exhibit LU-9. Town Center Vision









Sources: City of Covington Downtown Design Guidelines and Standards, 2014; Pannattoni 2015



Lakepointe Site 2013, Pre-reclamation Source: The Watershed Company 2013

Lakepointe Urban Village

The Lakepointe Urban Village Subarea (formerly known as the Hawk Property Subarea Ord. 01-14) lies in the northern gateway area of the city, and encompasses approximately 212 acres southeast of SR 18. The Lakepointe Urban Village Subarea primarily consists of the former Lakeside gravel mine, an asphalt batch plant, vacant land, and a highway interchange. Resource extraction operations at the mine site have ceased, and reclamation is in progress. Approximately 76 acres of the subarea was annexed to the city limits on January 12, 2016 (Ord. 01-16).

The community vision for the subarea is a mixed-use urban village secondary to the Town Center:

The vision for the Lakepointe Urban Village Subarea is the creation of an Urban Village at Covington's northern gateway that provides a mix of commercial development focused on regional uses and a variety of housing types. This village would provide regional shopping and employment opportunities for residents of both Covington and neighboring communities, as well as new housing opportunities for the Covington community. In addition to commercial and residential development, the village would offer public recreational amenities, such as parks, natural open space, a pond, and bicycle and pedestrian trails that link to the regional trail system. The Lakepointe Urban Village Subarea, while providing both economic and lifestyle benefits would be a secondary center within Covington, providing an experience that is distinct from Covington's town center, not competing with it. (Ord. 01-14)

The City adopted a range of concepts for the subarea allowing 1,000-1,500 dwellings and 680,000 to 850,000 square feet of commercial development. See Exhibit LU-10.



Exhibit LU-10. Lakepointe Urban Village Minimum and Maximum Concept Plans*

Source: City of Covington, 2014 (Hawk Property Subarea Plan Ord. 01-14, Hawk Property Planned Action Ord. 04-14)
Note: *Formerly Hawk Property Subarea



Maintaining Covington's small town feel and the natural environment.

Covington recognizes the value and need to preserve and protect the natural environment in a manner that balances growth, economic needs, and quality of life. Development can be designed to protect environmental functions and values.

Potentially constrained lands typically include critical areas containing frequently flooded areas, wetlands, streams and associated buffers, wildlife habitat, critical aquifer recharge areas, as well as landslide, seismic, and erosion hazard areas. Other constrained areas include power line easements and gas line easements.

Some potentially constrained lands are managed for health and safety (e.g. geologic hazards and flood hazards) and the amount of development within or abutting the area may be restricted. Some areas are protected for their water quality and habitat functions and values (wetlands, streams and lakes, critical aquifer recharging areas, wildlife habitat, and floodplains), and may be protected from development by buffers and setbacks. Permanent structures are limited in utility corridors.

Low-impact development methods that mimic natural stormwater systems are now required, where feasible, by the City's stormwater manual. These standards not only have value to manage water quality and quantity but also can be designed to contribute to open space systems and to soften streetscapes.

More detailed discussion and policies related to the city's natural environment can be found in the Natural Environment and Shoreline Master Program Elements.

OUR LAND USE PLAN

FUTURE LAND USE MAP AND DESIGNATIONS

Covington's Future Land Use Plan is oriented around two centers: downtown and Lakepointe Urban Village. Around these two destination centers with mixed uses are single family neighborhoods at low, medium, and high densities, interspersed by a green network of parks, trails, open space, and schools. See Exhibit LU-11 and Exhibit LU-12 for a distribution graph and a map.

In the future Land Use Plan, single family residential uses continue to predominate, at 65% of parcel acres, followed by public parks, recreation, and schools, at 14%. The downtown would make up 11% of parcel acres, and the Urban Village 6% of parcel acres. Matching the graph and map in Exhibits LU-11 and LU-12, the table in Exhibit LU-13 provides definitions of Covington's Future Land Use categories and allowable densities in dwelling units per acre (du/acre), describing each in terms of intended use and overall character. These future land use designations allow for growth to occur in a sustainable development pattern, maintaining Covington's quality of life and enhancing Covington's identity.

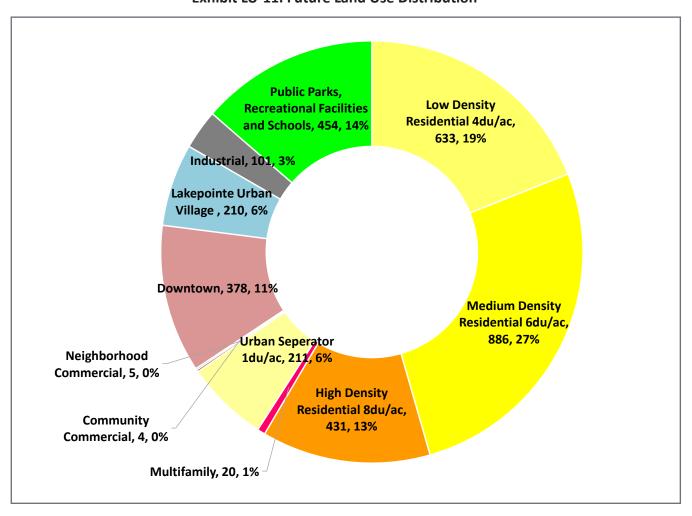
The Land Use designations are implemented by detailed zoning in Exhibit LU-14.



Stormwater Facility in Covington.

Source: City of Covington Stormwater Management Plan 2015

Exhibit LU-11. Future Land Use Distribution*



Note: * Each data label includes: Use Description, Number of Acres, and Percent of Total Acres.

Source: City of Covington, 2015; BERK, 2015

Date: December 22, 2015 Source: City of Covington Maple Valley Miles 0.5 Downtown Lakepointe Urban Village Subarea Community Commercial MultiFamily Residential 18du/ac Urban Seperator 1 du/ac Neighborhood Commercial Land Use Classifications

Low Density Residential 4du/ac

Medium Density Residential 6du/ac

High Density Residential 8du/ac Unincorporated UGA Incorporated Cities Cities and UGAs Covington Kent

Exhibit LU-12. Future Land Use Map

Source: City of Covington, BERK Consulting 2015



Exhibit LU-13. Future Land Use Map Descriptions

Urban Separator

The Urban Separator category exists to foster identifiable boundaries between Covington and Kent, helping each develop as a distinct community with individual identities and a sense of place. Much of Covington's Urban Separator includes Soos Creek Park along the western portion of the UGA. Low-density residential development of up to one dwelling unit per acre is also appropriate for Urban Separator lands.

Single family Urban	Low	Medium	High
Residential:	4 dwelling units/acre	6 dwelling units/acre	8 dwelling units/acre

Covington's existing neighborhoods are primarily characterized by single family urban residential development often platted at four to eight units per acre. Accordingly, the Future Land Use map divides the Single Family Urban Residential category into "Low" "Medium" and "High" sub-categories, assigning minimum densities at four, six, and eight units per acre respectively. Undeveloped or underdeveloped areas within this designation will develop at the densities associated with each category, maintaining compatibility with existing neighborhoods and open space corridors.

Multifamily (Residential 18 du/acre)

The 35-acre Multifamily area located to the north of the Downtown land use designation allows higher density urban residential development typified by structures designed to accommodate several unrelated households, including duplexes, apartments, townhomes, and condominiums.

Neighborhood Commercial

The Neighborhood Commercial category includes small-scale commercial uses that provide convenience goods and services to serve the everyday needs of the surrounding neighborhoods while protecting neighborhood character. Neighborhood Commercial development can help reduce automobile trip lengths and frequency by providing dispersed commercial uses closer to resident homes. Second-floor residential uses are encouraged in Neighborhood Commercial buildings, and it's critical that regulations ensure that the design and scale of Neighborhood Commercial development maintain compatibility with surrounding neighborhoods.

Community Commercial

The Community Commercial category is intended to provide for a broader range of commercial activities and services than those envisioned for Neighborhood Commercial areas. Community Commercial development should be designed and scaled to serve a range of day-to-day needs for residents of nearby neighborhoods, but not intentionally addressing needs of those living outside those areas. Uses should be sized and permitted accordingly to maintain compatibility with the surrounding residential neighborhoods, and the design and scale of Community Commercial development should be compatible with surrounding neighborhoods.

Downtown

The Downtown category is intended to provide the majority of the retail commercial and office opportunities within the city, as well as various civic, social, residential, and recreational uses. The Downtown designation is intended to accommodate economic growth in a compact form with a mix of uses that lessens automobile trip lengths and promotes travel modes other than single-occupancy vehicles. Residential uses integrated with commercial uses in mixed-use buildings are encouraged.

The Downtown area is envisioned to grow as the "heart" of Covington, characterized by:

- Places for community events
- Vibrant, active streetscapes with sidewalk vendors and street trees
- Higher-intensity development (over time) with reuse of parking lots for new buildings
- High-quality development
- A scale and form that's walkable and comfortable for pedestrians
- Connections to nearby parks and natural spaces
- Distinctive landmarks to ensure people can easily find their way

The Downtown category includes four interrelated districts as follows:

- Town Center: Encompassing 81 acres is an area envisioned as the heart and core of downtown, characterized by an intensive mix of uses, a vibrant and active streetscape, the most pedestrianscaled land use and circulation system downtown, and includes an important public gathering space.
- **Mixed Commercial:** These "gateways" to downtown Covington on the west and east encompass 231 acres. They accommodate a diverse mix of uses, emphasizing retail and employment, with increased walkability and access for all modes of travel. Large format retail, auto-oriented uses and public uses may be part of the mix, provided they're compatible with the area's pedestrian-oriented scale and character.
- **Mixed Housing & Office:** Totaling 67 acres, this category includes infill housing and office development designed to be compatible with surrounding residential uses. Cottage housing types or single family detached housing may also be part of this category.
- **General Commercial:** This 95-acre area is envisioned to include the broadest range of uses of any in the downtown, including commercial, light manufacturing, office, transportation and utility uses, as well as residential uses buffered from more intensive uses to ensure compatibility.



Lakepointe Urban Village Subarea

The Lakepointe Urban Village Subarea (formerly the Hawk Property) category is intended to provide commercial and residential opportunities in an "urban village" setting (formerly referred to as Hawk Property Subarea) with associated recreational and open space amenities. The adopted Hawk Property Subarea Plan (Ord. 01-14, as amended), clearly envisions mixed-use development in this area. Future development of the Lakepointe Urban Village is intended to provide regional and local commercial opportunities, as well as housing options not widely available in Covington including multifamily, townhome, and small-lot residential development.

Industrial

This category is intended to provide for industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing, and heavy trucking. The purpose of this designation is also to protect the industrial land base for industrial, economic development and employment opportunities. It is applied largely to the Bonneville Power Administration Substation.

Public Parks, Recreational Facilities, and Schools

This category is only placed on properties currently developed with a public park, and recreational facilities, and land owned by the Kent or Tahoma School District.

Future Parks, Recreational Facilities, and Schools may occur throughout the city, consistent with comprehensive plan goals and policies as well as development regulation provisions, which reduce impacts on surrounding land uses. Although mapped as a specific land-use designation, lands within this designation may occur in any zone, as this land-use designation does not affect underlying zoning.

Exhibit LU-14. Future Land-Use Designations & Corresponding Zoning Districts

Land Use Designation	Zoning District
Urban Separator	US(R-1) Urban Separator
Single Family Urban Residential (Low, Medium, High)	
Low Density Residential	R-4 Urban Residential 4 Units Per Acre
Medium Density Residential	R-6 Urban Residential 6 Units Per Acre
High Density Residential	R-8 Urban Residential 8 Units Per Acre
Multifamily	R-18 Residential 18 Units Per Acre
Neighborhood Commercial	NC Neighborhood Commercial
Community Commercial	CC Community Commercial
Downtown	TC Town Center
	MC Mixed Commercial
	MHO Mixed Housing/Office
	GC General Commercial
Lakepointe Urban Village (formerly called the Hawk Property Subarea)	Pending a rezone consistent with Hawk
	Property Subarea Plan, the Mineral zone applies
	on an interim basis. Future zoning consistent
	with approved Hawk Property Subarea Plan Ord
	01-14 includes the following:
	 R-6 Urban Residential 6 Units Per Acre
	■ R-12 Urban Residential 12 Units per acre
	MR Mixed Residential
	 RCMU Regional Commercial Mixed Use
Industrial	I Industrial
Public Parks, Recreation, and Schools	All Underlying Zones



VISION CONNECTION

The land use element most directly supports Covington's vision for an unmatched quality of life and the framework goals around fostering well-designed and diverse neighborhoods, promoting economic development, establishing a vibrant downtown, encouraging active and healthy living by design, promoting sustainable development patterns, and integrating nature into neighborhoods.

CONSISTENCY WITH STATE GOALS AND REGIONAL PLANS

The City plans in conformance with the GMA and the PSRC VISION 2040, which sets a regional growth strategy.

State GMA goals are implemented in this Land Use Element by promoting a compact urban development pattern served by adequate transportation, parks, and other capital facilities and services. The Land Use Element also encourages a variety of housing choices and economic development opportunities. The Element promotes the protection of environmental, natural, and cultural resources. Each property in Covington is allowed a reasonable use consistent with the land use plan and development regulations. The City's land use permit procedures allow permits to be addressed in a fair and predictable manner. (RCW 36.70A.020)

VISION 2040 contains multicounty planning policies and a regional growth strategy applicable to King, Kitsap, Pierce, and Snohomish Counties. The PSRC conducts consistency reviews of comprehensive plans and certifies transportation elements for consistency with VISION 2040. VISION 2040 requires a statement of consistency with VISION 2040's multicounty planning policies and conformity to relevant planning requirements in the GMA.

Covington's State of Consistency with VISION 2040 and Coordinated Regional Planning Efforts.

Covington plans commit to a sustainable and vibrant future through implementation of a downtown-focused on a Town Center with mixed-use commercial and residential mid-rise development patterns, gathering spaces, and connected multi-modal streets. A mixed use urban village is planned in Covington's northern gateway in the Lakepointe Urban Village Subarea where a variety of housing types and densities are planned

together with large format and community-based retail around natural and recreation amenities. Compact growth in the Town Center and Lakepointe Urban Village allows the City to reduce vehicle miles traveled, retrofit stormwater systems in a low-impact manner to improve water quality, avoid impacts to ecological functions and values, and reduce air quality emissions over standard development patterns. The City will leverage special district and private investment in these places and make wise, efficient public investments in infrastructure and services within already developed or altered environments.

This compact mixed-use strategy also allows the City to protect the character and vitality of its residential neighborhoods where a variety of homeownership opportunities are available on a range of lot sizes, served by a network of parks, open space and schools.

As a community with a mission of unity, Covington plans together with neighboring jurisdictions and special districts serving the City on infrastructure, transportation, human services, hazard reduction, and shoreline and critical area protection.

Covington's plan promotes a quality development pattern able to accommodate the community's fair share of housing and employment growth targets in conformance with the King County Countywide Planning Policies. The City will work with PSRC, King County, and its peer cities to grow responsibly consistent with VISION 2040 policies.

To address 1) Covington's unique market circumstances as a commercial and services hub in southeast King County, 2) its attraction of compact, mixed use development at an unprecedented pace, 3) its reliance on urban sewer and water services with special districts, and 4) its commitment to ongoing transportation coordination with state, regional, and local governments, the City will work in partnership with King County and PSRC to monitor growth and to revise growth targets, in order to manage anticipated and unavoidable growth in a compatible and environmentally sensitive manner.

GOALS AND POLICIES

LAND USE GOALS



Senior Housing in Covington Source: Studio Cascade 2015 Goal LU-I.

Covington contains a diverse mix of uses and densities that are sustainable and support the community's desire to provide a high-quality environment for residents, businesses, employees, and visitors.

Goal LU-II.

Covington's zoning, design guidelines, and other strategies promote development that provides a variety of land use types, densities and building forms, while discouraging sprawl, protecting critical areas, and minimizing exposure to natural hazards to support a healthy economy and promote living wage job growth.

Goal LU-III. Covington's vibrant mixed-use and commercial areas are places current and future residents and businesses want to live, work, play, shop, and learn and locate their businesses. These centers incorporate a range of housing types, commercial spaces, public spaces, parks and recreational facilities that accommodate a variety of families and individuals, income groups, and types of

Goal LU-IV.

businesses. Covington's downtown is the economic and entertainment heart of the community, flourishing from the investment in infrastructure, mixed-use development, and high quality urban design.



Covington Medical Uses. Source: Studio Cascade 2015 Goal LU-V. The Lakepointe Urban Village is thriving and accessible by multi-modal transportation at the northern gateway to the city, providing regional shopping and employment, new housing opportunities for the community, and a mix of recreational amenities.

Goal LU-VI. Covington is a walkable community with access to healthy local foods, active living facilities, and well-designed and accessible multi-modal connections between and within neighborhoods and commercial areas.

Goal LU-VII. Covington residents and business owners are informed and involved in the on-going land use decision-making process and have opportunities to participate in the implementation, review, and amendments to the Comprehensive Plan, zoning code, and development permits.



LAND USE POLICIES

Citywide Sustainable Growth Management Strategy

Policy LU-1. Plan and manage community growth and redevelopment to ensure an orderly pattern of land use that is interconnected and accessible to the community while maintaining and improving the city's existing character.

Policy LU-2. Maintain sufficient land designated to accommodate appropriate commercial, office, healthcare, and educational uses proximate to adequate transportation and utility infrastructure.

- Policy LU-3. Work with King County and other urban cities to adjust and align individual city and King County growth targets and the PSRC Regional Growth Strategy. Covington's target should be updated, and consider:
 - A. Existing land capacity, demand, and market conditions including Covington's niche in southeast King County.
 - B. Available and planned infrastructure.
 - C. The community's compact growth pattern and standards for environmental protection.
 - D. State population projections and local trends.
- Policy LU-4. Maintain land use designations that ensure an adequate supply of housing units and employment space to meet required growth targets and market demand.
- Policy LU-5. Encourage maximum permitted density of land development while requiring high-quality design, avoiding natural and manmade hazards, and protecting critical areas and environmental quality to avoid unnecessary public and private costs.
- Policy LU-6. Encourage new development to be sited and designed to:
 - A. Limit impact on the natural environment.
 - B. Be compact and contiguous to existing development.
 - C. Protect critical areas.
 - D. Protect cultural resources.

- E. Promote water quality, incorporation of renewable energy, green infrastructure, urban forests, green roofs, and natural drainage systems.
- F. Incorporate energy and water conservation practices, and reduce heat absorption.
- G. Encourage walking, bicycling and transit use.
- Policy LU-7. Direct growth, including redevelopment and infill, to locations that take advantage of existing service capacity and infrastructure.
 - A. Coordinate with all public service providers to ensure services can support Covington's planned growth and shifts in demand while maintaining acceptable levels of service.
 - B. Implement City transportation level of service standards, concurrency, and impact fee requirements to support future land development. Coordinate with the Washington State Department of Transportation and adjacent jurisdictions to manage transportation demand and facilitate improvements.
- Policy LU-8. Ensure new development complements community character and neighborhood quality, encouraging attractive site and building design that is compatible in scale and in character with existing or planned development.
- Policy LU-9. Support development patterns that promote the community's health by:



Landscaping in Commercial Center. Source: Studio Cascade 2015



Agricultural Use in Covington.

Source: Studio Cascade 2015

- A. Providing opportunities for safe and convenient physical activity and social connectivity.
- B. Promoting safe routes to and from public schools.
- Policy LU-10. Promote residential and other forms of mixed-use development in commercial areas to allow people to live, work, play, shop, and learn while reducing vehicular traffic and providing for shared parking in a pedestrian-friendly setting, including eventual transition to structured parking at high demand locations, and maintain development capacity for active ground-level commercial use.
- Policy LU-11. Require the incorporation of features in new development projects that support transportation choices.
- Policy LU-12. Promote the use of landscaping that can thrive in urban settings, conserve water, retain desirable trees, and is comprised of native plant materials.
- Policy LU-13. Promote farmers markets and urban agriculture as a way to access healthy, affordable local foods.
- Policy LU-14. Encourage the development and strategic placement of public art features throughout the city.
- Policy LU-15. Encourage public open spaces or community plazas where appropriate in commercial areas, for the congregation of people.

- Policy LU-16. Allow, through appropriate zoning and siting, a variety of public and quasi-public uses serving the community, including parks, schools, libraries, churches, community centers, fire and police stations, and other municipal facilities in a well-designed manner that is compatible with surrounding land uses.
- Policy LU-17. Manage and design public utility land uses and structures in a manner that is compatible with nearby uses, using techniques such as buffers, increased setbacks, easements, landscaping, and other innovative forms of screening.
- Policy LU-18. Site essential public facilities countywide in coordination with King County, the State and/or other cities and tribes considering environmental and social equity, fair-share burden, and environmental, technical and service area factors to reduce incompatibility with adjacent uses.
- Policy LU-19. Coordinate planning efforts with State agencies, King County, and neighboring cities to address shared areas of interest and concern such as transportation systems and concurrency, regional trails, health and human services, shorelines of the state, surface and groundwater systems, watersheds, and other topics.





Downtown Area Commercial and Streetscape.

Source: Studio Cascade 2015

Urban Growth and Annexations

- Policy LU-20. Continue to support the expansion of the City's Urban Growth Area in the northern gateway to include land east of 180th Ave SE between SE Wax Road and SR 18 to correct illogical boundary lines. Pursue changes to the Urban Growth Area based on criteria in the Countywide Planning Policies and in coordination with King County.
- Policy LU-21. Annex potential annexation areas assigned to the City within the King County urban growth area into Covington's city limits only after carefully studying the fiscal impacts and planning for the future development of the area.
- Policy LU-22. Monitor the City's growth in relation to the Countywide Planning Policy growth targets and the countywide growth assumed in VISION 2040.
- Policy LU-23. Consider Countywide Planning Policies, the VISION 2040 Regional Growth Strategy, and Covington's Comprehensive Plan Vision and Framework Policies when evaluating new land use designation requests during the 2015-2035 planning period.

Public Services and Responsiveness

- Policy LU-24. Ensure timely, thorough, consistent, fair, and predictable project review by allocating adequate resources to the permit review process, and minimizing review time.
- Policy LU-25. Promote public involvement in the planning process.

Policy LU-26. Establish and maintain positive and proactive inter-jurisdictional relationships with outside service providers, such as water, sewer, gas, electric, fire, schools, phone, and cable entities, throughout the permitting process.

Downtown

- Policy LU-27. Encourage a variety of development in the downtown with an emphasis on multi-story mixed-use, while allowing existing, major retail components to remain until market conditions support redevelopment; allow limited, regulated, and high-quality designed large format retail while minimizing impacts on adjacent residential neighborhoods.
- Policy LU-28. Encourage the integration of new office, service, health care, educational, and residential uses into the downtown area to support high quality business/retail activities and to increase the vitality of the downtown.
- Policy LU-29. In the Downtown Mixed-Housing and Office designation, encourage infill development and redevelopment that provides a variety of housing types and professional office uses that may include innovative ideas and designs.
- Policy LU-30. Promote a mix of uses, building forms, and public realm improvements within the Town Center, consistent with the current version of the Town Center Design Standards and Guidelines.



Site of the future Lakepointe Urban Village Source: Studio Cascade 2015

Policy LU-31. In the Mixed Commercial area of the downtown, encourage diverse employment opportunities and increased walkablity and connectivity to portions of the downtown outside of the Town Center, while encouraging a mix of commercial and multi-story residential uses, with mixed-use buildings, public uses and spaces, compatible food-related uses, still allowing for large format and auto-oriented retail, provided they are designed consistent with the current version of the Town Center Design Standards and Guidelines.

Policy LU-32. In the General Commercial designation, encourage a complete variety and mix of commercial and office uses, appropriate low-impact manufacturing and storage, transportation-related and utility facilities and limited residential use that can be buffered to ensure compatibility.

Policy LU-33. Encourage a development pattern that places buildings near the street and makes surface parking a non-dominant use.

Policy LU-34. Provide for a sense of gateway and entry to the downtown area through the development of key distinctive focal points, such as special signs, and architectural, water and/or landscaping features.

Policy LU-35. Encourage interconnected walkway systems to accommodate areas for landscaping and wide sidewalks that provide the opportunity for appropriate outdoor commercial and

civic activities, including seating for food and beverage establishments.

Lakepointe Urban Village Subarea

- Policy LU-36. Encourage a variety of commercial, residential, and recreational development types in the Lakepointe Urban Village.
- Policy LU-37. Encourage a variety of housing types at various densities in the Lakepointe Urban Village to provide housing choices not currently available in one location within Covington.
- Policy LU-38. Ensure that the public realm in the Lakepointe Urban Village provides places for a variety of ages, interests, and experiences and is easily accessible.
- Policy LU-39. Implement design standards that facilitate development in the Lakepointe Urban Village Subarea as the northern entrance to Covington.
- Policy LU-40. Ensure that the pond in the Lakepointe
 Urban Village serves as a major public
 amenity with extensive public access and a
 surrounding area with a mix of residential
 and commercial uses that offer a place for
 the community to gather, stroll, dine, shop,
 and live.
- Policy LU-41. Encourage the preservation of a green space buffer, which may include public trails, along the southern border of the Lakepointe Urban Village adjacent to existing residential development.



Town Center Concept
Source: City of Covington, 2015



Policy LU-42. Encourage development of larger public park and greenspace amenities in the Lakepointe Urban Village that are accessible to all residents and visitors, as opposed to small, fragmented, private park facilities.

ACTION PLAN

The Land Use Element is implemented by related elements, plans, regulations, and programs, including:

- Covington's Zoning Code, which provides permitted uses, density and dimensional standards, and design guidelines for new development.
- Covington's Comprehensive Plan Housing Element, which provides strategies for integrating a diversity of housing types and more affordable housing.
- Covington's Comprehensive Plan Economic
 Development Element, which provides policies and strategies for growing businesses in the community.
- Covington's Parks, Recreation, and Open Space Plan, which guides parks, trails, and recreation acquisition and improvements.
- Covington's Transportation Plan, which provides motorized and non-motorized plans and promotes coordination of transit with regional providers to serve local residents, workers, and visitors.
- Covington's Natural Environment Element, which protects sensitive areas and provides open space that frames and links neighborhoods.

This Element also includes policies promoting new initiatives during the regular eight-year Growth Management Action Comprehensive Plan review cycle. See Exhibit LU-15.

Exhibit LU-15. Land Use Action Plan

Implementation Action	Responsibility
Prioritize strategic investments in parks, trails,	Community Development, Parks, and Public
	Works Departments
sidewalks, streetscape, gathering spaces, streets, and	
other infrastructure to facilitate the downtown vision	•
Complete a development agreement and associated	Community Development Department
development and infrastructure standards for the	
Lakepointe Urban Village.	
Coordinate the Parks, Recreation, and Open Space	Community Development, Parks, and Public
Plan, Transportation Plan, and Stormwater Plan to	Works Departments
provide for a system of green infrastructure,	
gathering spaces, and non-motorized connections	
between neighborhoods and schools, parks, and	
shopping areas.	